

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

August 10, 2010

City of Ankeny
220 West 1st Street
Ankeny, IA 50023

Attn: Ankeny City Council

RE: Ashland Ridge Plat 1

RECEIVED

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CITY OF ANKENY

Dear Commission Members,

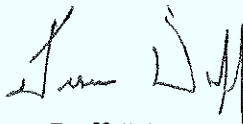
On behalf of Kimberly Development, we are requesting your approval of the final plat, for Ashland Ridge Plat 1. This project is located South of the existing Prairie Ridge Estates and North of the existing Ashland Meadows Plat 5, off NW Ash Drive. The new Ankeny Elementary School is adjacent to the site. The site contains approximately 29 acres.

The site is currently used for agricultural purposes and was zoned to 'R-3' with conditions by Ordinance No. 1654. The proposed project will include 20 single-family lots as phase 1 of a larger future development. Storm water runoff will be conveyed to a series of detention basins located in Outlot 'W'. Also included with this project will be the installation of all necessary public utilities and streets.

It is the developer's desire that Outlot 'W' be deeded to the City of Ankeny as a "bluebelt" area.

If you have any questions or need additional information, please feel free to give us a call.

Sincerely,
Cooper Crawford & Associates L.L.C.



Jesse Duff, P.E.